# \$369,900 - 105 Bird Crescent, Fort McMurray

MLS® #A2221928

## \$369,900

3 Bedroom, 2.00 Bathroom, 1,343 sqft Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Welcome home to 105 Bird Crescent in the family friendly neighbourhood of Thickwood Heights. This home has everything the growing family needs for space and has parking galore! The exterior of the home has been well maintained and stands out on the street, with a concrete driveway in the front, and a parking pad in the rear, next to the double detached garage, accessible from the alleyway. Inside, the bamboo floors are eye-catching and provide a warmth as your feet walk across them. On the main level, a generous sized living room is directly beside the front entrance, and it flows seamlessly into the dining room and kitchen, which can be an eat in breakfast area, overlooking the back yard though sliding patio doors. There is also a two piece powder room, that has been tastefully updated. All windows in the home were replaced around 10 years ago. On the second storey of the home, you'll find the primary bedroom with double closets and two more additional bedrooms, and an updated four piece bath. In the basement, (that can be separated from the main living areas throughout the side door of the home), a three piece bath and very large bedroom/family/flex area has been added. This home shows beautifully, and is ready for new owners to settle in.







Built in 1981

#### **Essential Information**

MLS® # A2221928 Price \$369,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,343 Acres 0.09 Year Built 1981

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 105 Bird Crescent

Subdivision Thickwood

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 4T1

#### **Amenities**

Parking Spaces 6

Parking Concrete Driveway, Driveway, Off Street, Parking Pad, Additional

Parking, Double Garage Detached, Multiple Driveways, On Street, RV

Access/Parking

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Separate Entrance, See

Remarks, Track Lighting

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, See Remarks,

Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Landscaped, Low Maintenance Landscape, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 16th, 2025

Days on Market 165
Zoning R1S

# **Listing Details**

Listing Office People 1st Realty

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